

# Existing Environmental Conditions

## Town of Arlington Master Plan

### USGS/MassDEP Hydrography

- Perennial Stream
- Ditch/Canal
- Pond/ Lake

### FEMA National Flood Hazard Layer

#### Flood Zone Designations

- Floodplain
- Floodway

### Surficial Geology

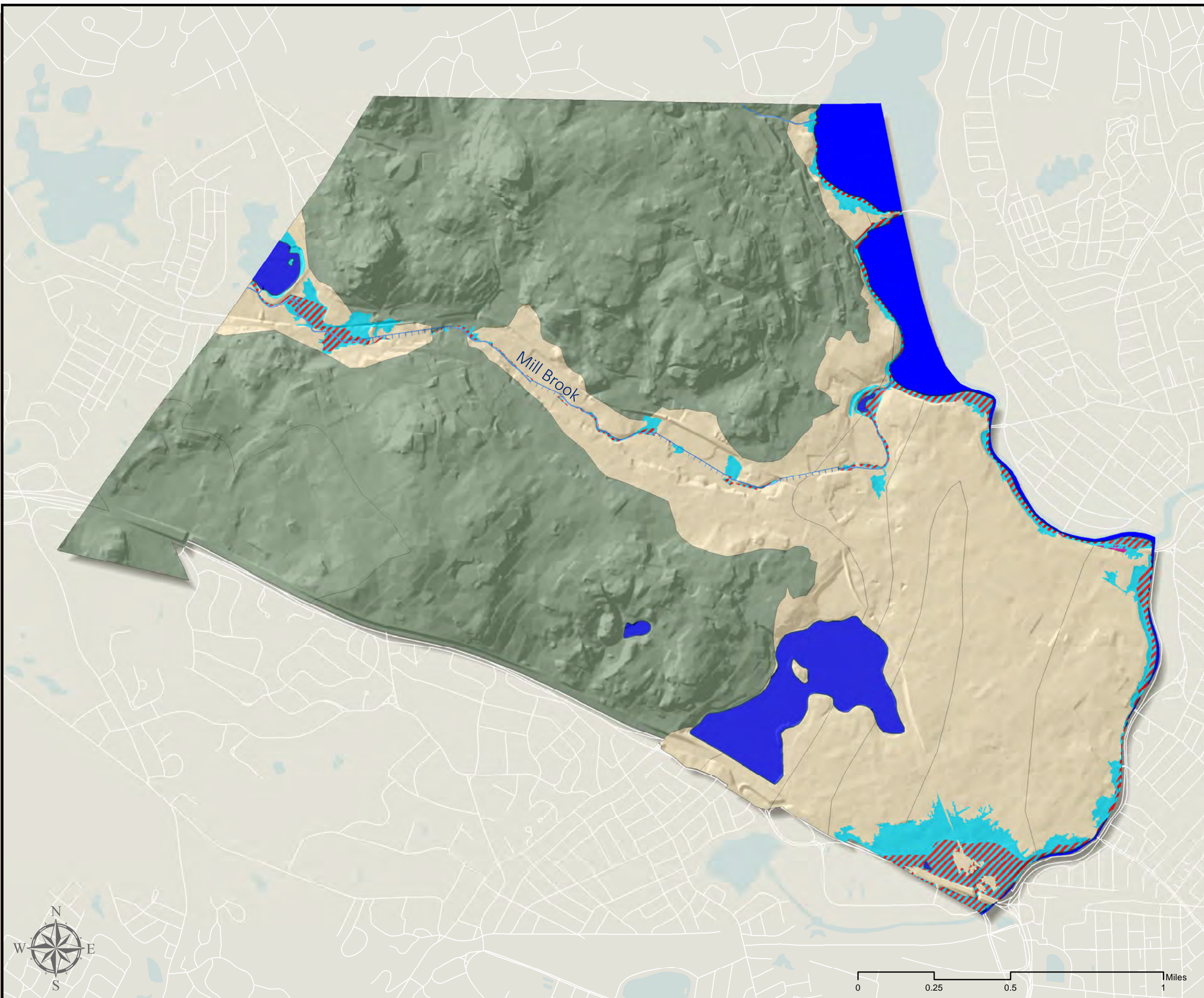
#### Type

- Flood Plain Alluvium
- Till or Bed Rock
- Sand or Gravel



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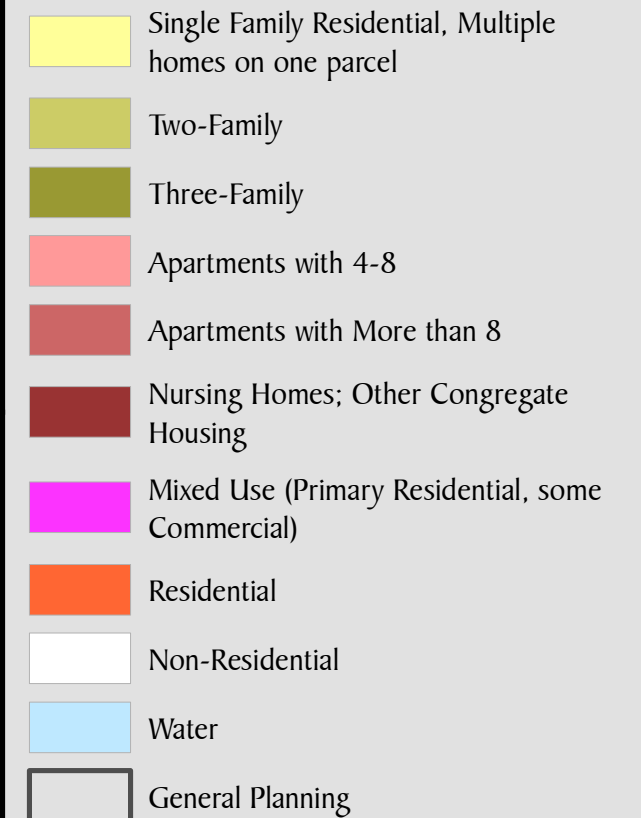
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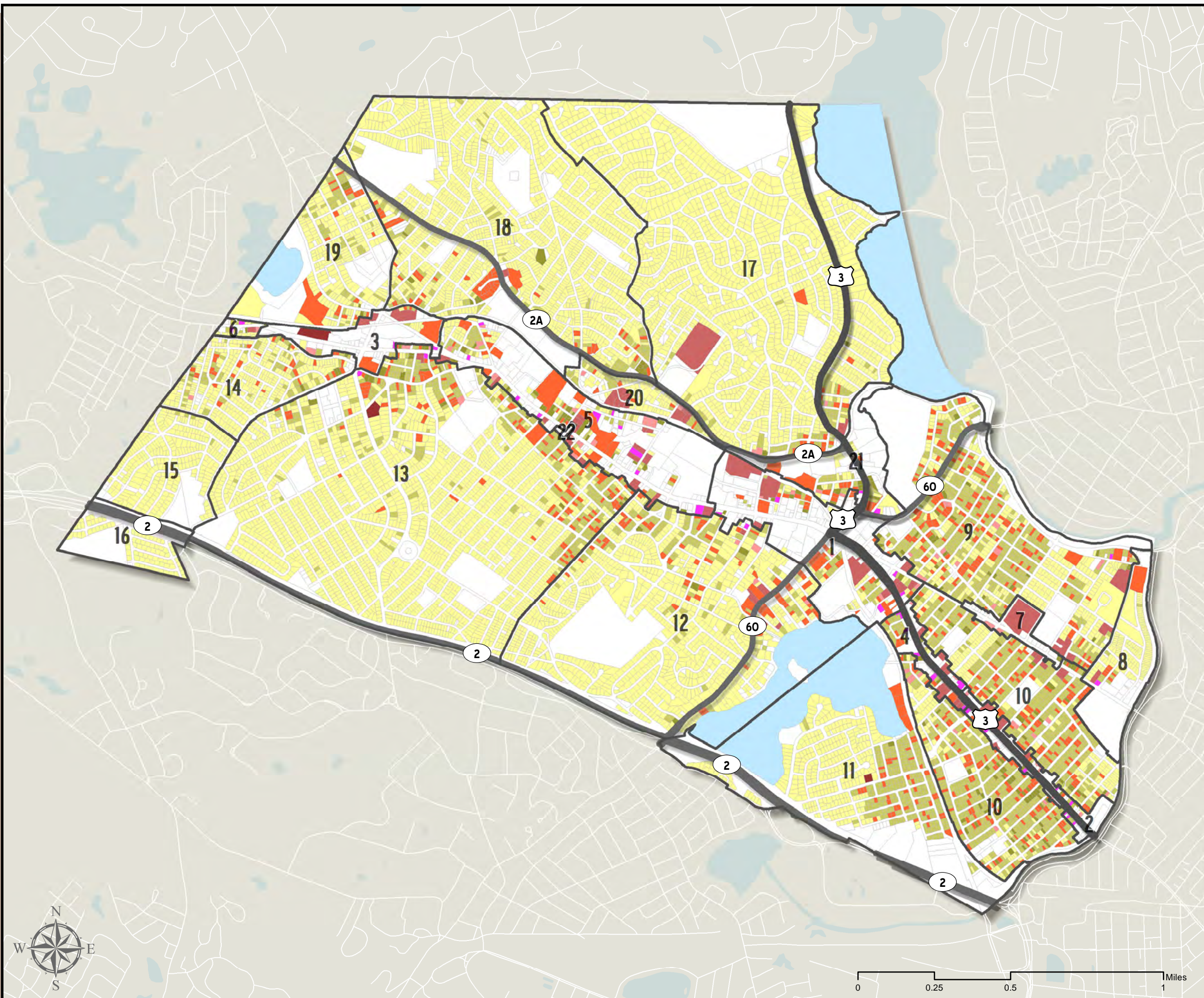
# Housing Types

## Town of Arlington Master Plan



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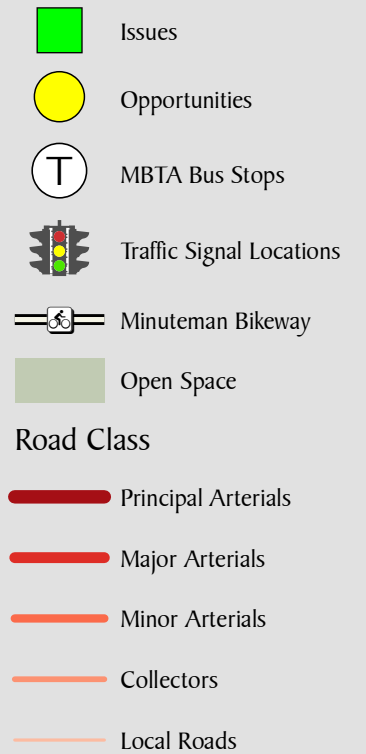
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# Circulation Issues & Opportunities

## Town of Arlington Master Plan



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### Issues:

1. Permissive-only left turns on Park Avenue at Massachusetts Avenue
2. Congestion on Pleasant Street between Route 2 and Massachusetts Avenue
3. Congestion on Mill Street due to school and Minuteman Bikeway
4. Congestion at Route 60/Mystic Valley Parkway
5. Pedestrian issues at Broadway/River Street/Warren Street/Bates Road
6. Signal issues pertaining to bicycles at Massachusetts Avenue/Foster Street/Linwood Street
7. Congestion on Lake Street due to school and Minuteman Bikeway
8. Congestion on Massachusetts Avenue in East Arlington due to congestion at Route 16/Massachusetts Avenue in Cambridge
9. Congestion at Jason Street

### Opportunities:

- A. Parking study at Arlington Heights
- B. East Arlington Rebuild
- C. Parking Study for East Arlington
- D. Improve North/ South links to transit, Massachusetts Avenue
- E. Massachusetts Avenue Project

0 0.25 0.5 1 Miles



# Parcel Land Use

## Town of Arlington Master Plan

- Residences  $\leq 3$  units
- Apartments  $\geq 4$  units;  
Non-Transient Group Quarters
- Mixed Use
- Office
- Commercial
- Open Space and Recreational
- Industrial
- Town of Arlington/ Charity/  
Religious Organization
- Utility and Transportation
- Water
- Vacant or No Data

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**TOWN OF ARLINGTON**  
MASSACHUSETTS

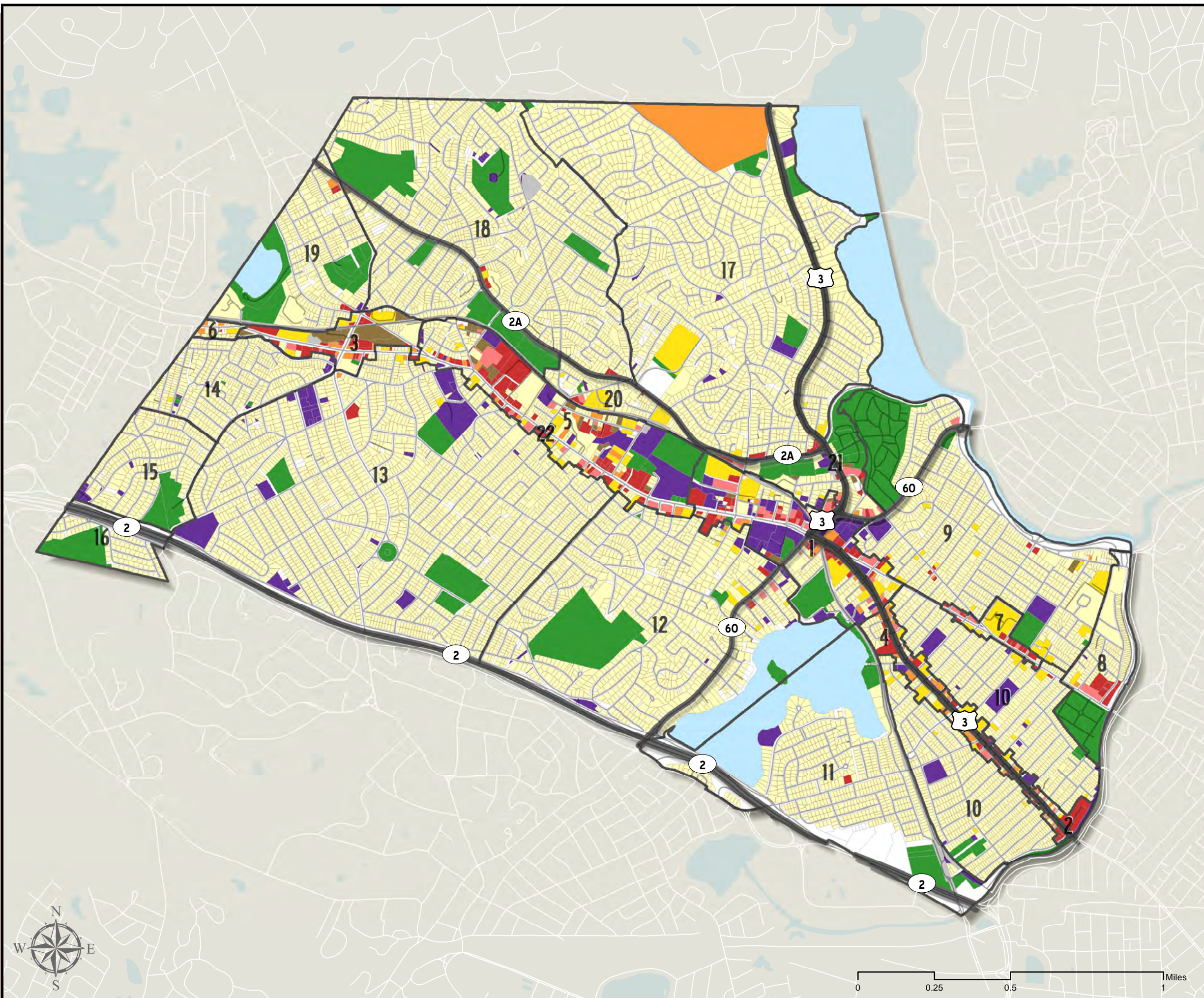
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**GAMBIE**  
ASSOCIATES

**COMMUNITY**  
OPPORTUNITIES  
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# Open Space

## Town of Arlington Master Plan

- General Planning Areas
- Conservation Restriction
- Water

### Open Space

#### Owner of Lands

- Privately Owned, Protected
- Privately Owned, Unprotected
- State-Owned, Protected
- Town-Owned, Protected
- Town-Owned, Unprotected

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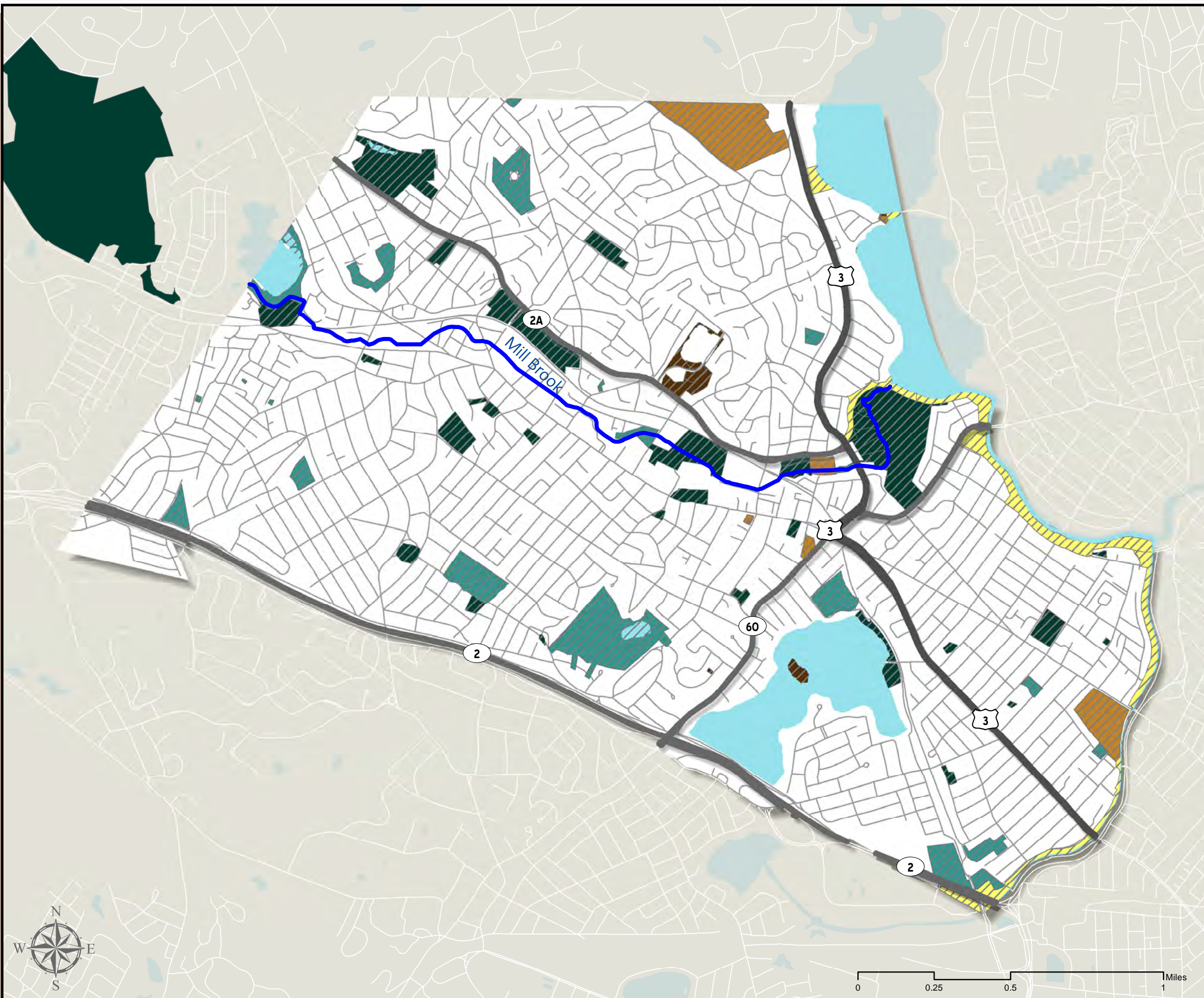
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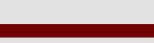

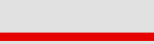
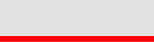
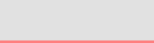


# Roadway Classification

## Town of Arlington Master Plan

 Minuteman Bikeway

### Road Class

-  Principal Arterials
-  Major Arterials
-  Minor Arterials
-  Collectors
-  Local Roads

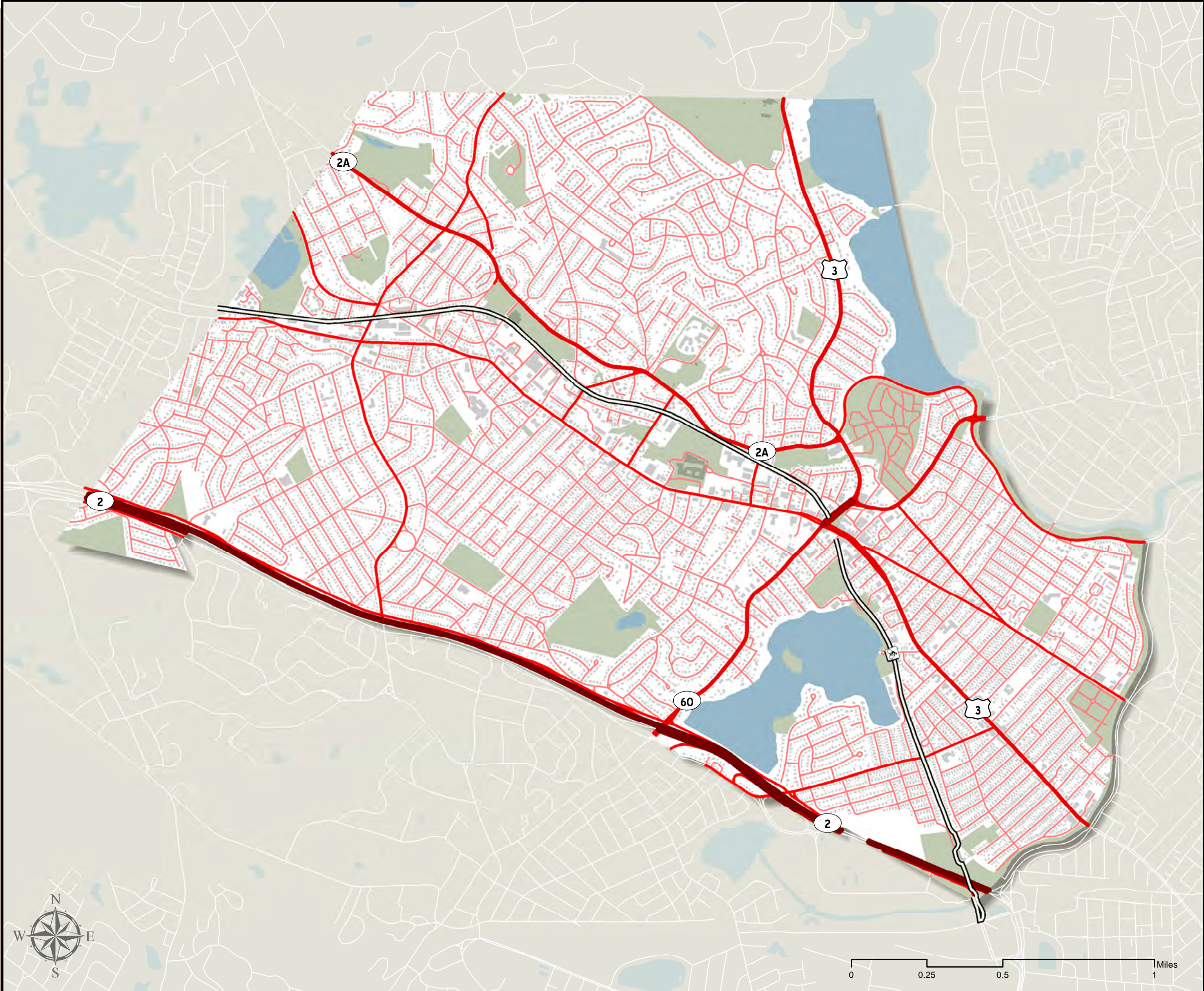






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













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# Zoning

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-  B1: Neighborhood Office
-  B2: Neighborhood Business
-  B2A: Major Business
-  B3: Village Business
-  B4: Vehicular Oriented Business
-  B5: Central Business
-  I: Industrial
-  MU: Multi-Use
-  OS: Open Space
-  PUD: Planned Unit Development
-  R0: Large Lot Single Family
-  R1: Single Family
-  R2: Two Family
-  R3: Three Family
-  R4: Town House
-  R5: Apartments Low Density
-  R6: Apartments Med Density
-  R7: Apartments High Density
-  T: Transportation
-  Water



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